

**For Office Use Only:**

File Number	<u>OPNPL2020106</u>	Public Notice Sign	_____
Related File Number	<u>ZNPL2020107</u>	Application Fee	_____
Pre-consultation Meeting	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	Planner	_____

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**Check the type of planning application(s) you are submitting.**

- ☒ Official Plan Amendment
- ☒ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Consent/Severance
- ☐ Minor Variance
- ☐ Easement/Right-of-Way
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please explain the desired end result of this application (for example: a special zoning provision on the subject lands, changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

A new Site Specific policy is to be added to the Official Plan in section 7.8.3 permitting an apartment dwelling with a maximum of 67 residential units where four of those units are on the ground floor and also residential uses are permitted along the Sydenham Street frontage. A new special provision in Zoning By-law 1-Z-2014 will permit an 8 storey, 67 unit apartment dwelling (residential condominium) with relief from Section 6.1.2 e) to permit a building height of 8 storeys, Section 6.1.4 to permit no retail uses fronting the street on the first floor, Section 6.1.5 to permit no step back of the upper floors. For the retained Brick property a new special provision to provide relief of Section 4.11.2 to permit a parking lot in the front yard (Sydenham Street). Special provisions 14.709 and 14.930 are to be deleted and replaced. The Hazard Land designation is to be used for parking. A total of 116 parking spaces are proposed with 10 being barrier free.

**Property Assessment Roll Number:** 3310-401-009-147 and 143 and 139

**A. Applicant Information**

**Name of Owner** 1096966 Ontario Ltd & 56-62 Pond Street Inc.

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

**Address** c/o 100 Arbors Lane, Unit D

**Town and Postal Code** Vaughan, ON L4L 7G4

**Phone Number** 416-222-5040 ext. 222

**Cell Number** 416-272-6525

**Email** aurelio@virtusfinancial.ca

**Name of Applicant** Casey Dendekker / PK Construction Inc.

**Address** A-37 Tillson Street

**Town and Postal Code** Tillsonburg, ON N4G 0B7

**Phone Number** 519-842-8001

**Cell Number** 519-495-7460

**Email** casey@pkconstruction.ca

**Name of Agent** Mary Elder / Elder Plans Inc.

**Address** 32 Miller Cres

**Town and Postal Code** Simcoe, ON N3Y 4R1

**Phone Number** \_\_\_\_\_

**Cell Number** 519-429-4933

**Email** ElderPlans2018@gmail.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.

☐ Owner

☒ Agent

☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

**B. Location, Legal Description and Property Information**

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Municipal Civic Address: 48 Sydenham St, &56, 62 &64 Pond St, Simcoe

Present Official Plan Designation(s): Downtown and Hazard Land

Present Zoning: CBD

2. Is there a special provision or site specific zone on the subject lands?

☒ Yes ☐ No If yes, please specify:  
14.709 and 14.730


3. Present use of the subject lands:

parking lot, mercantile store (Brick), Auto glass retail sales and vacant building 


4. Please describe all existing buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Buildings at 56 and 64 Pond Street are to be demolished

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

A 8 story, 67 unit residential condominium with a building area of 8,265.21 sq. m as set out on the attached site plan drawing 

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

A 8 story, 67 unit residential condominium with a building area of 8,265.21 sq. m as set out on the attached site plan drawing 

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:  
unknown

9. Existing use of abutting properties:

retail stores, seniors centre, dance school, community service, parking

10. Are there any existing easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

a 8 storey building height is proposed where Section 6.1.2 e) permits a maximum 6 storey height

no retail uses are proposed at street frontages where Section 6.1.4 requires that no set back of upper floors is proposed where Section 6.1.5 requires that.

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

The proposed building is sized to provide as much residential apartment supply to the Simcoe Downtown as possible while being financially viable. A retail use in this location off the main commercial streets is isolated and not likely sustainable +

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:



5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?  
☒ Yes ☐ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

7.8.3.6 - Simcoe - Residential Uses Site Specific Policy Area

On lands designated Downtown - Site Specific Policy Area 7.8.3.6 on Schedule "B" to this Plan, in lieu of Subsection 7.8.1 an apartment building with a maximum of 67 residential units is permitted. Up to four of these units are permitted on the ground floor along the Sydenham Street and Pond Street frontages.

6. Description of land intended to be severed in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Proposed final lot size (if boundary adjustment): \_\_\_\_\_

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: \_\_\_\_\_

Description of land intended to be retained in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

7. Description of proposed right-of-way/easement:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

Proposed use: \_\_\_\_\_

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known): \_\_\_\_\_

**9. Site Information****Existing****Proposed**

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

Lot frontage	43 m Water St	24.68 m
Lot depth	120.77 m	30.80 m
Lot width	43 m varies	varies
Lot area	5044.21m sq (pp)	4593.96 sq m
Lot coverage	44.52% (pp)	23.25%
Front yard	54.8+m	1.5 m
Rear yard	10.5 m	6 m estimate
Left Interior side yard	0 m	-
Right Interior side yard	-	3.28 m
Exterior side yard (corner lot)	1.5 m	41.10 m
Landscaped open space	-	
Entrance access width	7.3	7.3 m
Exit access width	7.3	7.3 m
Size of fencing or screening	-	none
Type of fencing	-	none

**10. Building Size**

Number of storeys		8
Building height		26.5 m
Total ground floor area	2245.89 sq m +	1068.00 sq. m
Total gross floor area		
Total useable floor area		6392.46 sq m

**11. Off Street Parking and Loading Facilities**

Number of off street parking spaces		Brick 53/condo63
Number of visitor parking spaces		
Number of accessible parking spaces		2 / 8
Number of off street loading facilities <sup>1</sup>		1 / 0

12. Residential (if applicable)

Number of buildings existing: one apartment in retail building

Number of buildings proposed: one

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: \_\_\_\_\_

Type	Number of Units	Floor Area per Unit in m <sup>2</sup>
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	<u>7</u>	<u>63.63 sq m</u>
Apartment - Two bedroom	<u>60</u>	<u>95.22 sq m</u>
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool): \_\_\_\_\_

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: \_\_\_\_\_

Indicate the gross floor area by the type of use (for example: office, retail, storage): \_\_\_\_\_

Seating Capacity (for assembly halls or similar): \_\_\_\_\_

Total number of fixed seats: \_\_\_\_\_

Describe the type of business(es) proposed: \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: \_\_\_\_\_

Seating capacity (if applicable): \_\_\_\_\_

Number of beds (if applicable): \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

15. Describe Recreational or Other Use(s) (if applicable)

#### D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☒ Yes ☐ No ☐ Unknown

If yes, specify the uses (for example: gas station or petroleum storage):  
retail stores, Standard Auto glass, Silver Cross (medical & health care equipment)

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:  
personal observation since 1998

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

#### E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

site is entirely paved or gravel surface with three retail buildings.

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☒ within 500 meters – distance 50 m

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☒ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☒ within 500 meters – distance 40 m

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**F. Servicing and Access**

1. Indicate what services are available or proposed:

**Water Supply**

- ☒ Municipal piped water  
☐ Individual wells

- ☐ Communal wells  
☐ Other (describe below)

**Sewage Treatment**

- ☒ Municipal sewers  
☐ Septic tank and tile bed in good working order

- ☐ Communal system  
☐ Other (describe below)

**Storm Drainage**

- ☒ Storm sewers  
☐ Other (describe below)

- ☐ Open ditches

2. Existing or proposed access to subject lands:

- ☒ Municipal road  
☐ Unopened road

- ☐ Provincial highway  
☐ Other (describe below)

Name of road/street: Sydenham, Pond and Culver Streets

**G. Other Information**

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

## **H. Supporting Material to be submitted by Applicant**

In order for your application to be considered complete, **folded** hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the properly named site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location



32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study

- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**All final plans must include the owner's signature as well as the engineer's signature and seal.**

### **I. Development Agreements**

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

#### J. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

#### K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

#### L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

PER: [Signature]  
PRESIDENT  
Owner/Applicant Signature

JANUARY 28, 2020  
Date

#### M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Aurelio Baglione am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Mary Elder of Elder Plans Inc. to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

PER: [Signature]  
PRESIDENT  
Owner

JANUARY 28, 2020  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**N. Declaration**

I, Mary Elder of Norfolk County  
solemnly declare that:

all of the above statements and the statements contained in all of the exhibits  
transmitted herewith are true and I make this solemn declaration conscientiously  
believing it to be true and knowing that it is of the same force and effect as if made  
under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

185 Robinson St. Suite 200

Mary Elder  
Owner/Applicant Signature

In Norfolk County

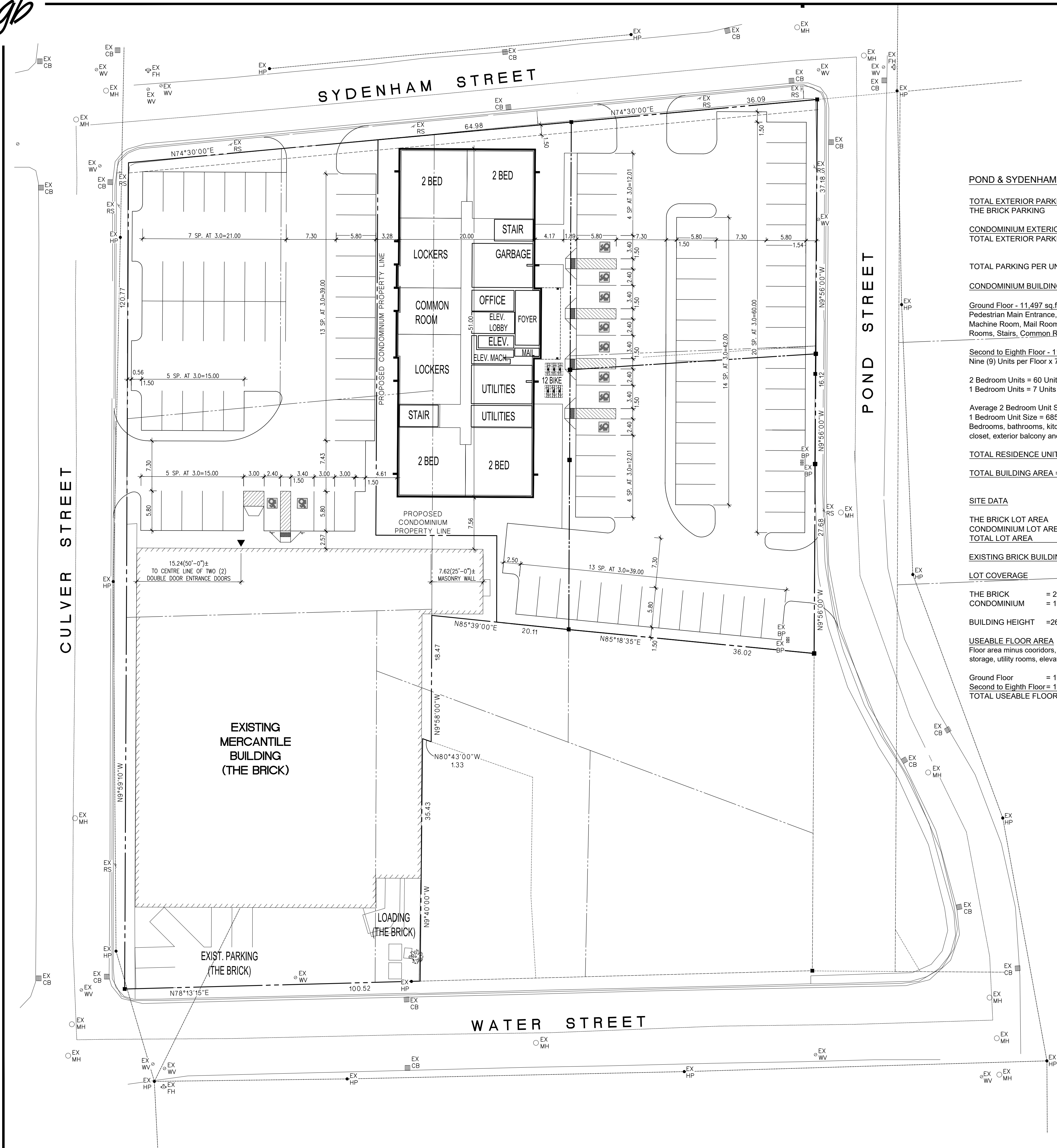
This 12<sup>th</sup> day of February

A.D., 2020

Susan Wakeling  
A Commissioner, etc.

Susan Diana Wakeling, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires March 11, 2022.

*gb*



POND & SYDENHAM STREETS CONDOMINIUM PROJECT

<u>TOTAL EXTERIOR PARKING</u>	
THE BRICK PARKING	53 Spaces (includes 2 Barrier Free plus parking at Water Street)
CONDOMINIUM EXTERIOR PARKING	63 Spaces (includes 8 Barrier Free)
<u>TOTAL EXTERIOR PARKING</u>	116 Spaces

TOTAL PARKING PER UNIT RATIO    67 Spaces ÷ 1 = 67 Units

### CONDOMINIUM BUILDING DATA AND UNIT DESCRIPTION

Ground Floor - 11,497 sq.ft.(1,068.00 sq.m.)  
Pedestrian Main Entrance, Vestibule, Lobby, Office, Storage Room, Two (2) Elevators, Elevator Machine Room, Mail Room, Garbage Room, Electrical & Mechanical  
Rooms, Stairs, Common Room, Two (2) Locker Storage Rooms and Four (4) Residential Units.

Second to Eighth Floor - 11,067 sq.ft. (1028.05 sq.m.) x 7 Floors = 77,469 sq.ft. (7,196.38 sq.m.)  
Nine (9) Units per Floor x 7 = 63 Units

2 Bedroom Units = 60 Units  
1 Bedroom Units = 7 Units

Average 2 Bedroom Unit Size = 1025 sq.ft. (95.22 sq.m.)  
1 Bedroom Unit Size = 685 sq.ft. (63.63 sq.m.)  
Bedrooms, bathrooms, kitchen, 5 appliances, dining room, living room, closets, washer/dryer closet, exterior balcony and central heating/cooling.

TOTAL RESIDENCE UNITS 67 Units

TOTAL BUILDING AREA = 88,966 sq.ft. (8,264.38 sq.m.)

### SITE DATA

THE BRICK LOT AREA = 5,044.21 sq.m.  
CONDOMINIUM LOT AREA = 4,593.96 sq.m.  
TOTAL LOT AREA = 9,638.17 sq.m.

EXISTING BRICK BUILDING AREA = 2,245.89 sq.m. +/-

LOT COVERAGE

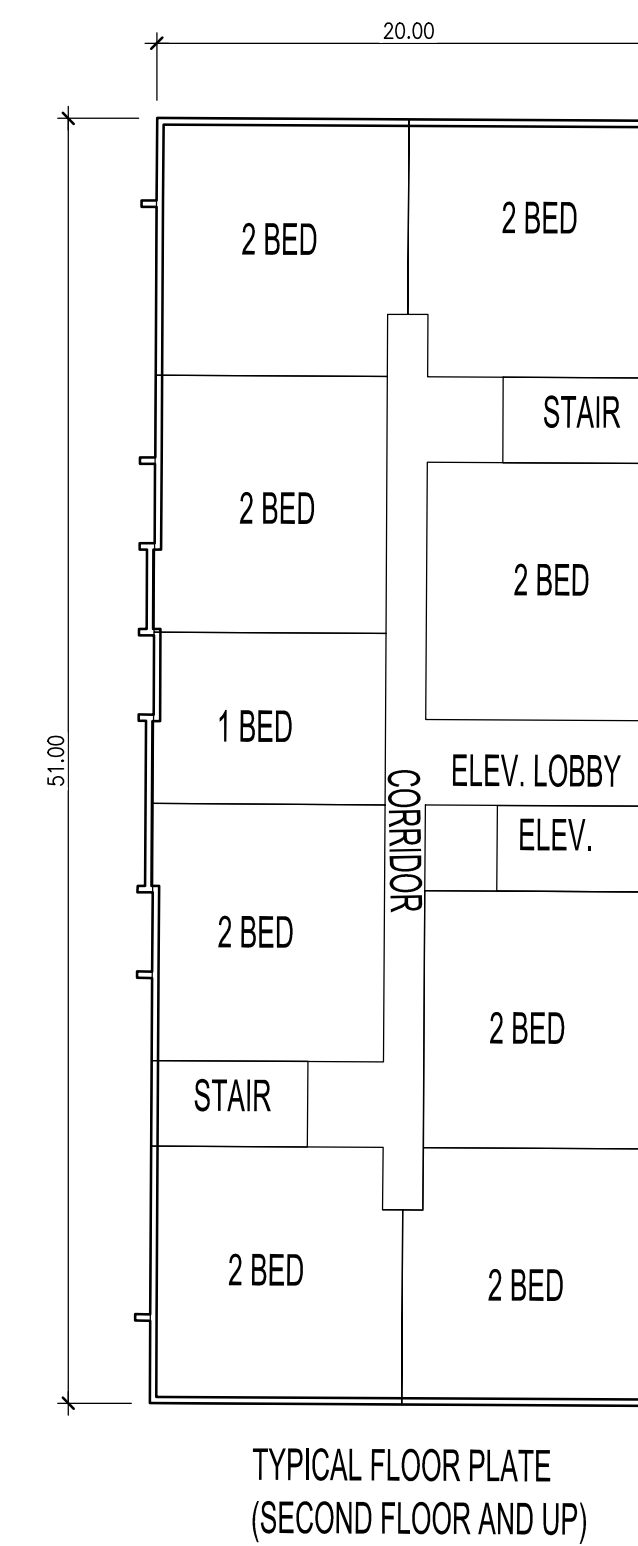
THE BRICK	= 2,245.89 sq.m. / 5,044.21 sq.m. x 100 = 44.52%
CONDOMINIUM	= 1,068.00 sq.m / 4,593.96 sq.m. x 100 = 23.25%

**BUILDING HEIGHT** =26.5m (top of main roof excluding elevator headhouse)

USEABLE FLOOR AREA

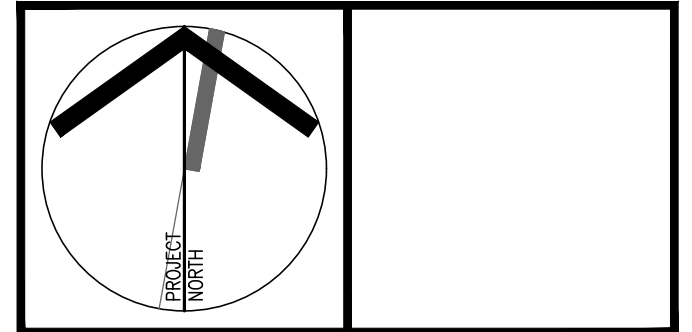
Floor area minus corridors, stairs shafts, elevator shafts, mechanical shafts, bike storage, locker storage, utility rooms, elevator machine room, garbage rooms and common room.

Ground Floor = 1,068.00 sq.m. - 662.92 sq.m. = 405.08 sq.m.  
Second to Eighth Floor = 1028.05 sq.m. - 172.71 sq.m. = 855.34 sq.m. x 7 Floors = 5,987.38 sq.m.  
**TOTAL USEABLE FLOOR AREA = 6,392.46 sq.m.**

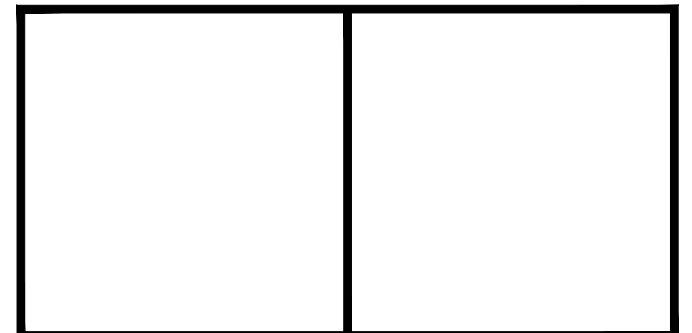


TYPICAL FLOOR PLATE  
(SECOND FLOOR AND UP)

DO NOT SCALE DRAWINGS. DRAWINGS MUST BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS. ALL WORK SHALL BE CARRIED OUT ACCORDING TO LATEST VERSIONS OF THE ONTARIO BUILDING CODE, OTHER APPLICABLE CODES, AND ALL AUTHORITIES HAVING JURISDICTION. CHECK AND VERIFY ALL DIMENSIONS OR AMBIGUITIES TO THE ARCHITECT PRIOR TO ISSUANCE OF CONTRACT.



*gb architect inc.*  
430 ONTARIO STREET  
STRATFORD, ONTARIO, N5A 3J2  
PHONE (519) 272.0073 FAX (519) 272.1433



"Guy R. Bellemhumeur, B. Arch., OAA, MRAIC,  
Principal Architect of GB ARCHITECT INC. is the  
designer for this project with respect to all architectural  
work identified on this drawing sheet. The Ontario  
Association of Architects has assigned  
Guy R. Bellemhumeur & GB ARCHITECT INC.  
**BCDN 4217**  
as per requirements of the Ministry of Municipal  
Affairs & Housing Bill 124."

The Architect above has exercised responsible control with respect to design activities. The Architect's seal number is their BCDN number.

No.	DATE	REVISION

<h1 style="text-align: center;">RESIDENTIAL DEVELOPMENT</h1>	
<h2 style="text-align: center;">POND AND SYDENHAM STREETS SIMCOE, ONTARIO</h2>	
PRINT DATE:	February 4, 2020
DATE:	February 4, 2020
DRAWN BY:	KED
CHECKED BY:	G.R.B.
SCALE:	1:300
PROJECT No.:	1930

SITE PLAN

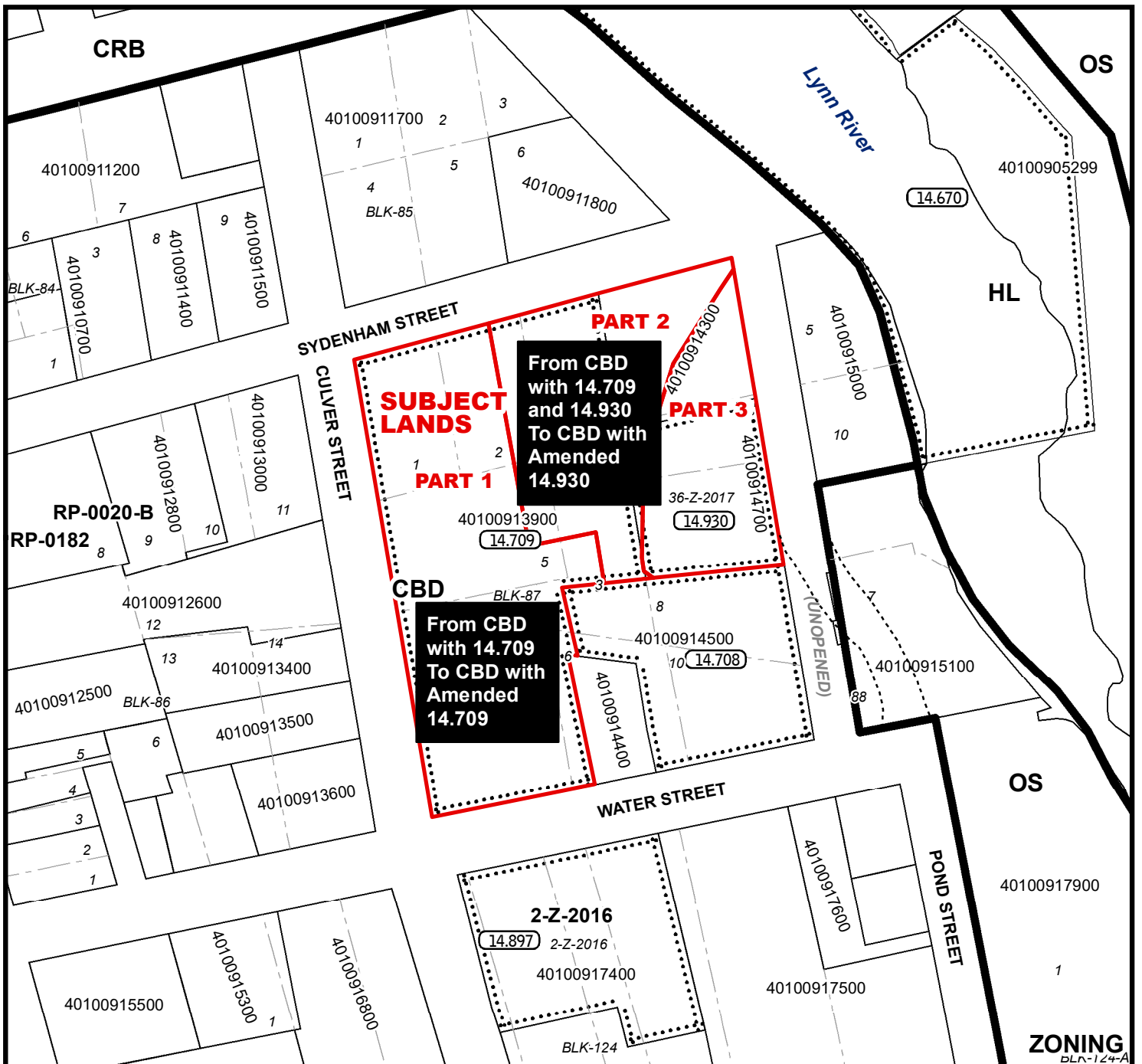
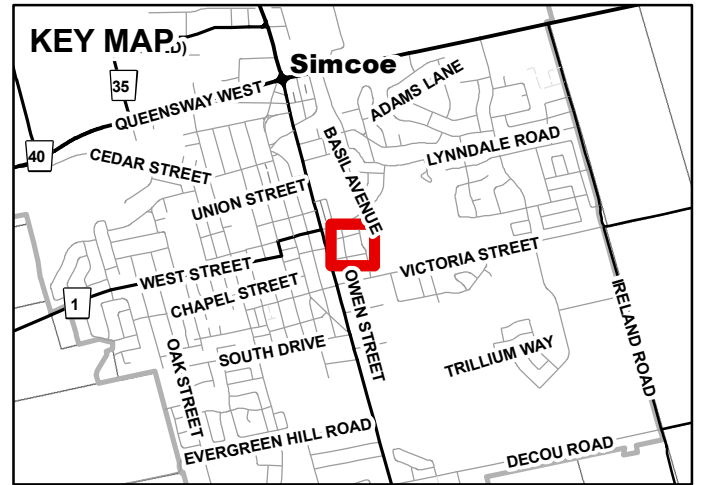
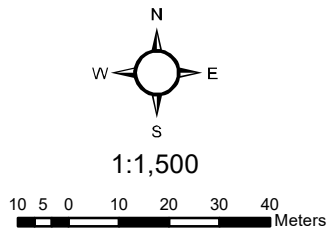
A1.1

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# MAP 1

## File Number: OPNPL2020106 & ZNPL2020107

Urban Area of  
**SIMCOE**

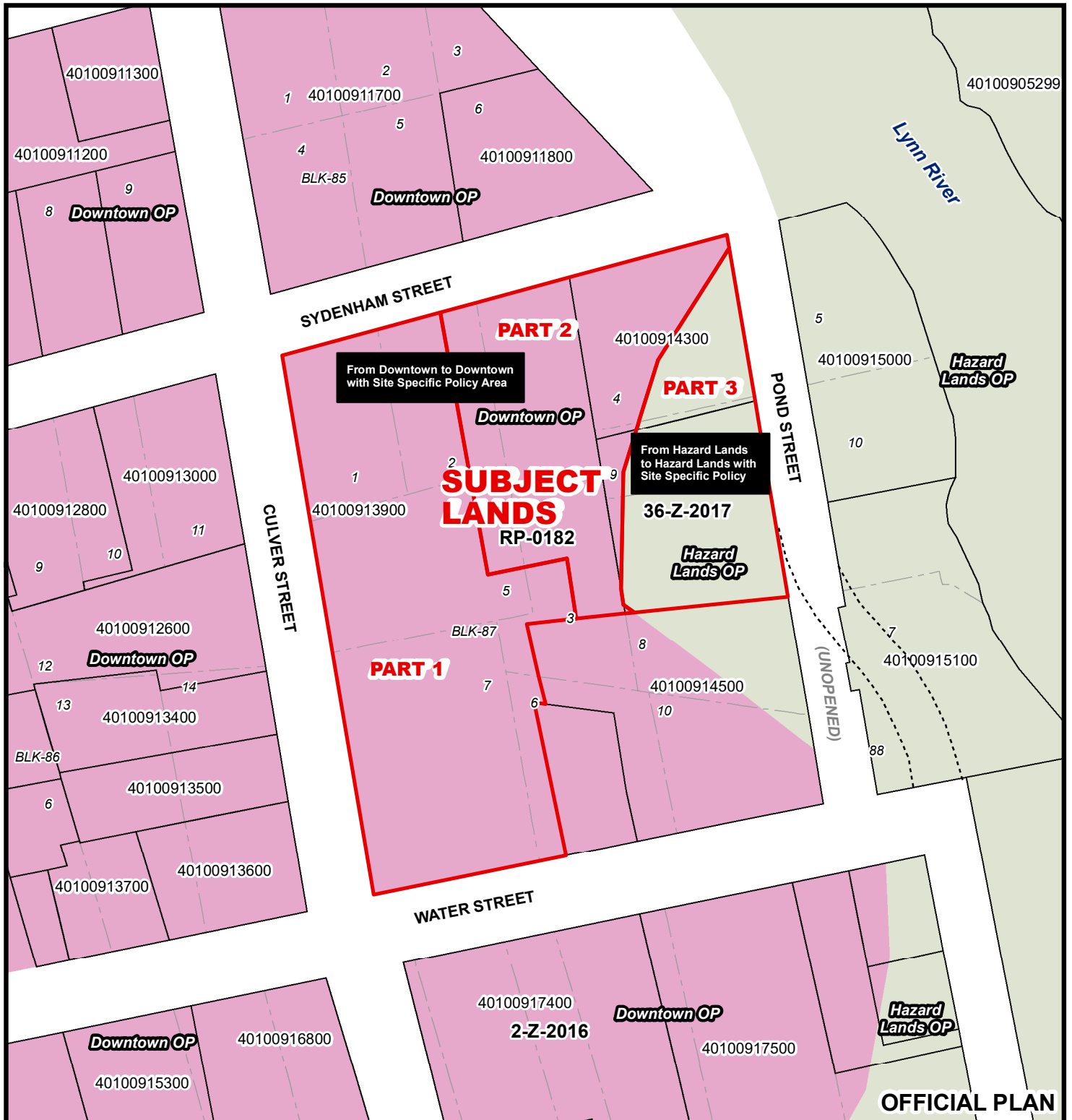
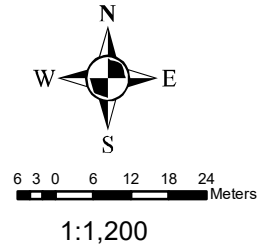




# MAP 2

File Number: OPNPL2020106 & ZNPL2020107

Urban Area of SIMCOE

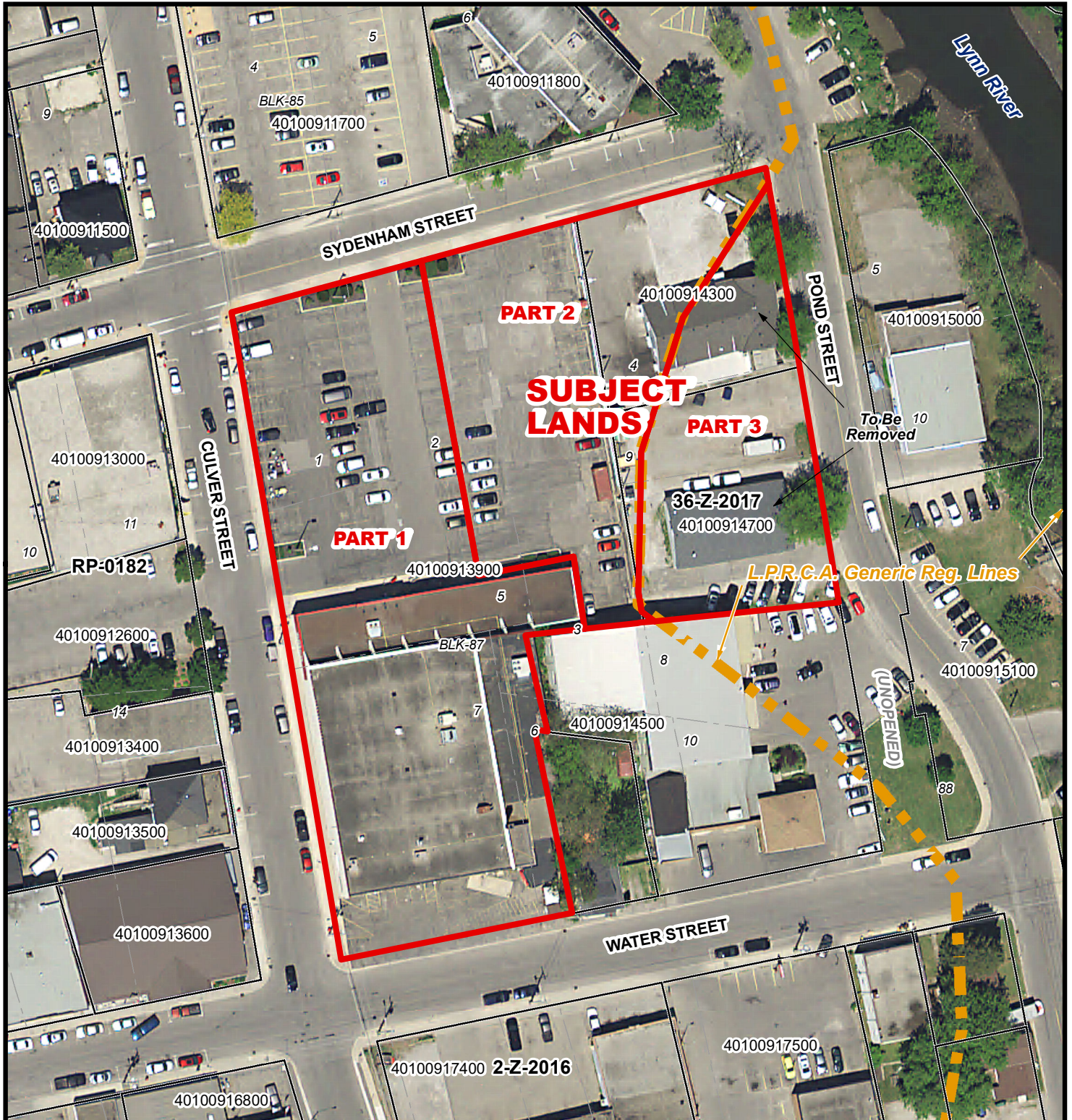
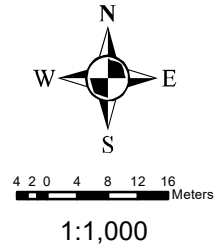




# MAP 3

File Number: OPNPL2020106 & ZNPL2020107

Urban Area of SIMCOE





# MAP 4

File Number: OPNPL2020106 & ZNPL2020107

Urban Area of SIMCOE

